THE KataLYST TEAM by KW COMMERCIAL

4719 Toronto Ave.

Ames, IA 50014



PROPERTY OVERVIEW

The KataLYST Team as part of KW Commercial is pleased to market for sale this fourplex conveniently located in Ames, IA.

Current ownership has completed many capital improvements including: new roof, renovation of units, renovation of common areas, and replacement of appliances.

Additionally, the units feature concrete floors or LVP for less maintenance, and ownership is only responsible for water/sewage, trash, and common area electric.

FOR SALE

Investment Summary	
Address	4719 Toronto Ave.
City, State, Zip Code	Ames, IA 50014
Price	$299,000
Price / Unit	$74,750
Price / SF	$106.79
Building SF	2,994
CAP Rate	7.79%
Zoning	Residential
Year Built	1977

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM

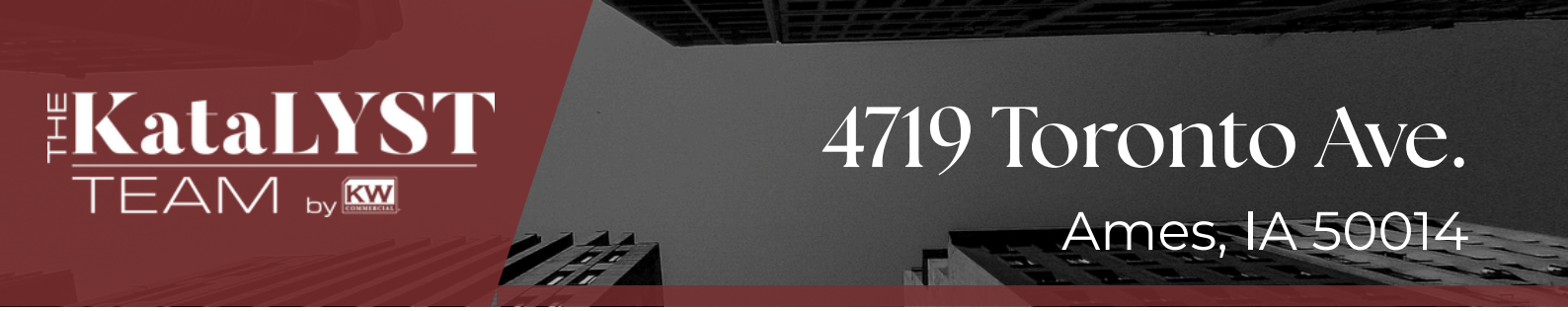
License: B63372000

+1 (515) 639-0145

jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266

www.katalystteam.com



4719 Toronto Ave.

Ames, IA 50014

ANNUAL PROPERTY OPERATING DATA

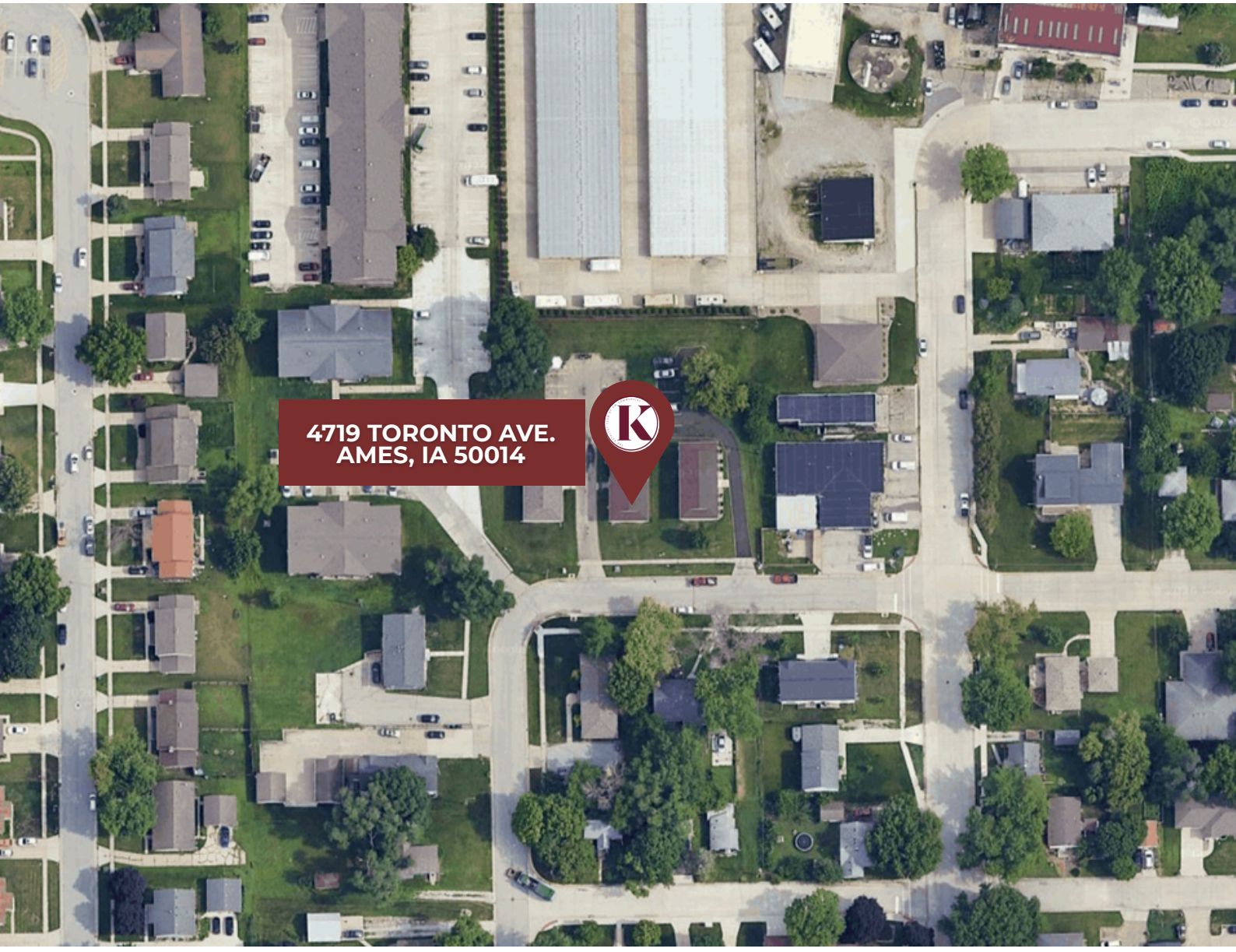
Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	**04/2025**	**04/2026**	**04/2027**	**04/2028**	**04/2029**
Income					
Rental Income	$40,560	$41,371	$42,199	$43,043	$43,903
Laundry Income	$1,080	$1,102	$1,124	$1,146	$1,169
Gross Scheduled Income	**$41,640**	**$42,473**	**$43,322**	**$44,189**	**$45,072**
Turnover Vacancy	($2,028)	($2,069)	($2,110)	($2,152)	($2,195)
Gross Operating Income	**$39,612**	**$40,404**	**$41,212**	**$42,037**	**$42,877**
Expenses					
Building Insurance	($2,400)	($2,400)	($2,400)	($2,400)	($2,400)
Lawncare/Snow Removal	($1,824)	($1,824)	($1,824)	($1,824)	($1,824)
Janitorial	($300)	($300)	($300)	($300)	($300)
Maintenance	($2,361)	($2,361)	($2,361)	($2,361)	($2,361)
Misc	($2,100)	($2,100)	($2,100)	($2,100)	($2,100)
Taxes - Real Estate	($3,618)	($3,618)	($3,618)	($3,618)	($3,618)
Trash Removal	($1,229)	($1,229)	($1,229)	($1,229)	($1,229)
Utility - Electricity	($2,000)	($2,000)	($2,000)	($2,000)	($2,000)
Utility - Water/Sewer	($493)	($493)	($493)	($493)	($493)
Total Operating Expenses	**($16,325)**	**($16,325)**	**($16,325)**	**($16,325)**	**($16,325)**
Operating Expense Ratio	**41.21%**	**40.40%**	**39.61%**	**38.84%**	**38.07%**
Net Operating Income	**$23,287**	**$24,079**	**$24,887**	**$25,712**	**$26,552**

JARED HUSMANN
PRESIDENT, THE KATALYST TEAM
License: B63372000
+1 (515) 639-0145
jhusmann@katalystteam.com
4001 Westown Parkway,
West Des Moines, IA 50266
www.katalystteam.com

4719 Toronto Ave.

Ames, IA 50014

LOCATION MAP



JARED HUSMANN
PRESIDENT, THE KATALYST TEAM
License: B63372000

+1 (515) 639-0145
jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266
www.katalystteam.com

THE KataLYST TEAM by KW

4719 Toronto Ave.

Ames, IA 50014

DEMOGRAPHICS

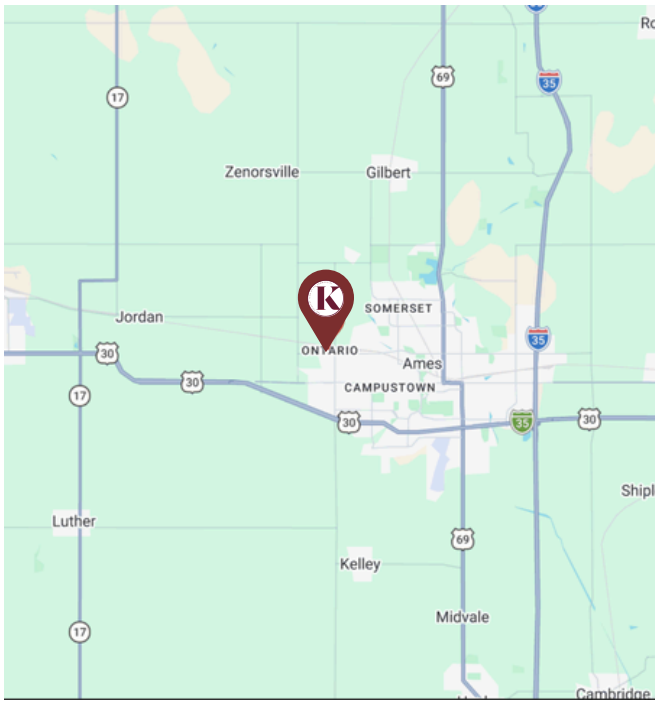
Population	1 Mile	3 Miles	5 Miles
Male	2,898	27,048	38,247
Female	2,710	23,008	33,964
Total Population	**5,608**	**50,056**	**72,211**

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,293	37,372	55,090
Black	259	2,067	2,953
Am In/AK Nat	2	60	72
Hawaiian	N/A	5	7
Hispanic	288	3,033	4,167
Asian	679	5,641	7,755
Multiracial	87	1,537	1,820
Other	N/A	335	339

Housing	1 Mile	3 Miles	5 Miles
Total Units	**2,555**	**18,234**	**29,609**
Occupied	2,441	17,425	28,274
Owner Occupied	1,243	6,491	11,537
Renter Occupied	1,198	10,934	16,737
Vacant	114	809	1,334

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	895	5,174	8,162
Ages 15 - 24	1,344	25,664	30,824
Ages 25 - 54	2,234	12,312	20,536
Ages 55 - 64	478	2,555	4,561
Ages 65+	658	4,352	8,128

Income	1 Mile	3 Miles	5 Miles
Median	**$85,662**	**$66,129**	**$66,117**
Under $15k	150	1,900	2,878
$15k - $25k	159	1,464	2,110
$25k - $35k	165	1,391	2,429
$35k - $50k	255	2,047	3,468
$50k - $75k	350	2,758	4,977
$75k - $100k	330	1,930	3,535
$100k - $150k	469	2,633	4,053
$150k - $200k	222	1,500	2,155
Over $200k	340	1,802	2,670



TO LEARN MORE ON THIS PROPERTY

SCAN THE QR CODE

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM

License: B63372000

+1 (515) 639-0145

jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266

www.katalystteam.com